

City staff use only:
 Project #: _____
 Submitted by: _____



1685 CROSSTOWN BOULEVARD N.W. • ANDOVER, MINNESOTA 55304 • (763) 755-5100
 FAX (763) 755-8923 • WWW.ANDOVERMN.GOV

PRELIMINARY PLAT APPLICATION

*Preliminary Plat submittals will be evaluated for completeness using the **Plat Submittal Checklist**. Applicants will be notified within fifteen business days if an application is complete. No public hearing will be scheduled until a complete application has been reviewed for compliance with applicable regulations.*

Street Location of the Property
Description of the Request
<i>Note: If the description of request is longer than will fit in this box, please submit electronically.</i>
Legal Description of the Property
<i>If legal description is longer than will fit in this box, please submit electronically.</i>
Note: If legal description is not provided the application is incomplete.
Is property Abstract _____ or Torrens _____
Property Owner (fee owner)
Property Owner _____ Phone _____
Address _____ Email _____
City _____ State _____ Zip _____
Signature _____ Date _____
Note: If property owner has not signed the application, the application is incomplete.
(CONTINUED ON NEXT PAGE)

Applicant	
Applicant _____	Phone _____
Contact Person _____	Phone _____
Address _____	Email _____
City _____	State _____ Zip _____
Related Applications	
Comprehensive Plan Amendment Requested? YES [<input type="checkbox"/>] NO [<input type="checkbox"/>]	
Explain: _____	
Rezoning Requested? YES [<input type="checkbox"/>] NO [<input type="checkbox"/>]	
Explain: _____	
Planned Unit Development Review Requested: YES [<input type="checkbox"/>] NO [<input type="checkbox"/>]	
Explain: _____	
Plat Monitoring Information <i>(if applicable)</i>	
If the proposed development falls within the boundaries of the Metropolitan Urban Service Area (MUSA), please provide the following information to assist with plat monitoring by the Metropolitan Council.	
Please provide the acreage for each of the following:	
Gross Residential Acres: _____	Public Parks & Open Space: _____
Wetlands/Water Bodies/Ponds at or under 100-Year Flood Elevation: _____	
Arterial Roads Right-of-Way: _____	Other: _____

NOTE: Submittal of this application and fees does not preclude the applicant and/or property owner from meeting all the requirements as set out in City Code, including:

- Zoning regulations (Title 12),
- Shoreland Management regulations (Title 13, Chapter 4)
- Flood Control regulations (Title 14)
- Scenic River Ordinance (Title 13, Chapter 5)
- Subdivision regulations (Title 11)
- Nuisance Tree regulations (Title 14)
- And other such Ordinances and Policies in place and effect by the City of Andover and any other governmental unit having jurisdiction thereon.

FEES AND APPLICANT ACKNOWLEDGEMENT

Preliminary Plat Application Fees: Application fees cover such costs as review by the Andover Review Committee, attorney, site inspections, etc. Additional plat escrow fees may be required as the development proceeds toward completion.

Required Application Materials

Six (6) 22x34” copies and One (1) 11x17” copy of the following:

- Site Plan
- Grading, Drainage, Erosion Control Plan
- Tree Protection and/or Landscape Plan (If applicable)
- Utility Plan (If applicable)

**see Plat Submittal Checklist for detailed requirements*

- Soils/Geotechnical Report (2 copies)*
**must include seasonal high water level determination for each soil boring for the application to be considered complete*
- Hydrology/Stormwater Report (2 copies)
- A **digital copy** of all plans and reports noted above.

Fees

1. The following fees shall be **paid upon submittal:**

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
a. Filing Fee	\$ 400.00
b. Plat Escrow Deposit	(If this escrow does not cover the review costs, then additional billing will occur).
Urban Plat/Per Lot	\$400.00 x _____ lots = _____
Rural Plat/Per Lot	\$750.00 x _____ lots = _____
Commercial/Per Lot	\$1,000.00 x _____ lots = _____
c. Public Notification Sign	\$30.00
Total Application Fee	\$ _____

2. The following fees shall be **paid after approval:**

<u>FEE DESCRIPTION</u>	<u>AMOUNT</u>
a. Park Dedication Fee:	
Residential	\$5,435.00 per unit*
Commercial/Industrial	\$16,302.00 per acre or 10% of market value of land, whichever is less*
b. Trail Fee:	
Residential	\$1,113.00 per unit*
Commercial/Industrial	Developer’s Responsibility
<i>*As per Fee Ordinance at time of approval</i>	

Applicant Acknowledgement *(please sign in the space provided below)*

I hereby submit this Preliminary Plat Application and declare **THAT THE INFORMATION AND MATERIAL SUBMITTED WITH THIS APPLICATION IS COMPLETE AND ACCURATE** per City Ordinances and policy requirements.

I understand that **ONLY COMPLETE APPLICATIONS AND FEES** will be accepted and forwarded on to the Planning and Zoning Commission for public hearing and on to the City Council for approval or disapproval. I understand that the application will be processed in sequence with respect to other submittals.

Applicant’s Signature

Date

REVIEW PROCEDURE

Pre-Application Meeting: Prior to the preparation of a preliminary plat, the subdivider(s) and/or owners shall meet with the City Planner and City Engineer to review applicable ordinances, regulations, and plans in regard to the area proposed to be subdivided. The subdivider(s) and/or owners are encouraged to bring any concept drawings that have been prepared.

Sketch Plan Application: Applicants are advised to submit a sketch plan for review and comment prior to submitting a preliminary plat. A separate application and fee are required to initiate this process. Review of sketch plans by the Planning Commission and City Council prior to submitting a preliminary plat is advised for all proposals, especially those that vary from established zoning and subdivision standards and/or require planned unit development review.

Preliminary Plat Review: Plats will be processed in compliance with Minnesota Statute 462.358. The Andover Review Committee (ARC) will review and comment on complete preliminary plat submittals to assist the applicant in achieving compliance with applicable ordinances. Plats that do not substantially conform with applicable ordinances will not be scheduled for a public hearing until the issues have been resolved and/or will proceed with a recommendation of denial as the end of the review period approaches. The procedure for preliminary plat review is provided in City Code 11-2-2

The applicant is responsible for demonstrating compliance with the regulations of the appropriate watershed management organization and the Anoka County Highway Department.

Planning Commission Public Hearing: Once a plat application achieves substantial compliance with applicable ordinances, a public hearing will be scheduled to be held by the Planning Commission. A public notice will be issued to the newspaper and property owners within 350 feet of the proposed development site. A sign will be placed on the property indicating that a public hearing will be held. The applicant must provide eight (8) full size copies and one reduction of the revised plat for the Planning Commission to review.

City Council Review: The City Council will review the proposed plat and the recommendations of the Planning Commission. The Application Deadlines & Hearing Dates handout will be used to determine the meeting date. The applicant must provide eight (8) full size copies and one (1) reduction of the revised plat for the City Council to review.

Final Plat Review: The procedure for final plat review and approval is provided in City Code 11-2-3

Timing and procedure for Public Improvement Projects: Please refer to the **Development Policy Guideline**

WHEN CAN WORK BEGIN?

The following is needed for an applicant to start **grading** their site for a development the following is needed:

- Approved stamped preliminary plan.
- Grading pre-construction meeting held with city staff. This meeting is scheduled after the preliminary plan set is stamped by staff.
- The following permits (as applicable):
 - Anoka County Highway Department
 - Coon Creek Watershed District or Lower Rum River Watershed Management Organization
 - MPCA (NPDES CSW)
 - SWPPP
 - MN DNR (dewatering if applicable)

The following is needed for an applicant to start **street and utility work** for a development:

- City-required fees are paid.
- Receipt from Anoka County as proof of recording for plat, development agreement, easements etc.
- Street and Utility pre-construction meeting must be held with city staff.
- The following permits (as applicable):
 - Anoka County Highway Department
 - Coon Creek Watershed or Lower Rum River Watershed District
 - Minnesota Department of Health (water main)
 - Met Council (sanitary sewer)
 - MPCA permit (sanitary sewer)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater modeling shall use NOAA Atlas 14 precipitation data and NRCS MSE 3 rainfall distribution.
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Comments: _____

GEOTECHNICAL / SOILS REPORT

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two signed and bound geotechnical reports with recommendations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SCS soil types.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical Engineer shall identify Seasonal High Water Mark for each boring location, or provide a single elevation that is worst case for the entire site. This is NOT the observed ground water level in soil borings.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify existing ground water level (each boring).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relate boring logs / elevations to actual elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil borings to a minimum depth of 25 feet with logs.

Comments: _____

REQUIRED ITEMS ON ALL PLAN SHEETS

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, appropriate certification and signature of the plan preparer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of preparation and revision(s), along with revision description.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graphic scale no smaller than one inch to fifty feet (1" = 50').
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow, designated as true north.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and names of existing / platted streets and other public ways, railroads, parks, public open spaces, and right of ways and easements.

Comments: _____

TITLE SHEET

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, appropriate certification and signature of the plan preparer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date of preparation and revision(s), along with revision description.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Location Map and project name / description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan Sheet Index
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A legend providing symbols and labels for each feature indicated on the plan sheets (or could be on applicable sheets in plan set).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Include following notes on the title sheet under a header of “<u>Governing Specifications</u>”:</p> <p>“The 2025 Edition of the Minnesota Department of Transportation “Standard Specifications for Construction” shall govern.”</p> <p>“The City of Andover 2026 Utility and Street Construction Specifications Shall Apply.”</p> <p>“All traffic control devices and signing shall conform to the latest edition of the Minnesota Manual on Uniform Traffic Control Devices, including the latest Field Manual for Temporary Traffic Control Zone Layouts.”</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Identify and include the following note regarding the utility quality level on Title Sheet or Existing Conditions plan:</p> <p>“The subsurface utility information in this plan is Utility Quality Level (A – D, identify which). This utility quality level was determined according to the guidelines of ASCE 38-22, entitled “Standard Guidelines for Investigating and Documenting Existing Utilities.”</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify location of plat as either in the Coon Creek Watershed District or the Lower Rum River Watershed Management Organization.

Comments: _____

EXISTING CONDITIONS PLAN

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of parks and public open spaces, buildings and structures with notation if proposed to be removed, existing easements, right of ways, and section and municipal boundary lines within the plat and to a distance of one hundred (100’) feet beyond.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location, and grades (where appropriate) of roadway centerlines, curb and gutter and width of existing streets (including type of surfacing), railroads, sanitary sewers, water mains, storm sewers, gas, telephone, electric, cable T.V., culverts, catch basins and manholes (including rim and invert elevations), hydrants, gate valves, trees, significant vegetation, trees, landscaping, water courses, lakes, marshes, wetlands, rock outcrops, and any other significant physical features up to a distance of one hundred (100’) feet beyond plat boundary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify any existing wells and septic systems on the site. Septic systems/tanks shall be crushed and removed. Add notes existing wells shall be abandoned per Minnesota Department of Health requirements.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contours at vertical intervals of not more than two (2') feet, except that where the horizontal contour interval is one hundred (100') feet or more, a one (1') foot vertical interval shall be shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all delineated wetlands and FEMA floodplain boundary (flood fringe and floodway areas). Show <u>existing</u> flood plain boundary per CCWD Atlas 14 model (if plat within CCWD), or if outside CCWD identify Atlas 14 floodplain boundary per City of Andover floodplain models (contact City for elevation).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Include note stating which firm completed the topo survey with date.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Include location and label of soil borings completed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevation of all existing property lines adjacent to plat (field verified).

Comments: _____

PRELIMINARY SITE PLAN

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locations and widths of proposed roadways, trails, sidewalks, right of way, and easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label centerline alignment data, proposed curb type, and all curb radii (20' min at intersections internal to plat, 30' into cul de sac and at country roads).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upon completion of the first review, the City Engineer may, at their discretion, require a traffic impact study.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed utility alignments screened to background.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed pavement markings and signs.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label any proposed turn lane lengths, tapers and widths.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For commercial site plans, include distance to structure from lot lines and proposed low floor elevation.

Comments: _____

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all erosion control measures as needed (silt fence, inlet protection, rock construction entrance, rip rap, etc). Include applicable construction details.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show sight triangle at all intersections within and into / out of the site. Base upon most restrictive of Cases IIIA, IIIB, and IIIC in the MnDOT Road Design Manual, Chapter 5, Section 2.02 (assume vehicle on minor street is stopped). Make sure there are no

			obstructions greater than 2' in height (grading or landscaping) within this corner. Also show these on a landscape plan (if provided). Any city street that intersects with a County road shall meet the requirements of the Anoka County Highway Department.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note on plan that developer is responsible for removing erosion control features upon establishment of permanent erosion control. Note on plan to provide site stabilization, including on stockpiles, within 7 days of grading completion or inactivity.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify temporary erosion control measures to protect in-place and proposed storm sewer inlets. Add note stating inlet protection shall be removed by contractor prior to winter freeze and replaced in spring if site stabilization is not achieved, or at direction of the City Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Also include on preliminary plat. Table with the following areas provided: 1) Gross Residential Area; 2) Wetlands, Water Bodies and Non-Stormwater Ponds (including 16.5' buffer); 3) Public Parks / Open Spaces; 4) Arterial Road ROW (if any); 5) Floodplain (excluding 2 above); 6) Vehicle Maintenance Accesses; 7) Net Residential Area; 8) Total lots; 9) Total Units; 10) Net Density (units/acre); 11) Right of Way Area; 12) County Right of Way Area (if any); 13) Road Miles. Calculate areas to the nearest 0.1 acres. The Net Residential Area = 1-2-3-4-5-6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Include note indicating maximum slopes shall be four to one (4:1).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify and label right of way, trail easements, vehicle maintenance access easements, and drainage and utility easements.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify location of all delineated wetlands and FEMA floodplain boundary (flood fringe and floodway areas). Show existing and proposed (if changing with project) flood plain boundary per CCWD Atlas 14 model (if plat within CCWD), or if outside CCWD identify Atlas 14 floodplain boundary per City of Andover floodplain models (contact City for elevation). Identify any areas of wetland or flood plain proposed to be removed/filled/mitigated/revise.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For lots without municipal sewer, show location of designated building pad with minimum 3,600 sf of contiguous buildable land area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For lots served by municipal sewer, the first 110 feet of each lot shall be buildable. 110-foot buildable area must be outside of 16.5-foot wetland buffers, above 100-year flood elevation, and outside any drainage and utility easements. Minimum lot width shall be based upon zoning district requirements. All organic material shall be removed and backfilled with granular material with no more than 5% organic material by volume.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For lots without municipal sewer, provide 5,000 sf total area designated for primary and secondary on-site septic drain field based on design criteria for four (4) bedroom home in compliance with Chapter 7080. Areas shall be indicated on the grading plan and the design specifications for the drain fields shall be submitted in a report at the time of the submittal of the preliminary plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low floor elevations shall be a minimum of three (3') feet above the seasonal high water mark or two feet (2') above the designated or

			designed one hundred (100) year flood elevation, whichever is higher. Low openings on all structures shall be a minimum of two feet (2') above the emergency overflow (EOF) of adjacent low or pond areas.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum basement floor and/or lookout/low opening elevations for all proposed buildings and existing buildings adjacent to plat boundary shall be identified.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing contours (dashed lines) and proposed contours (solid lines) at vertical intervals of not more than two feet (2'); except, that where the horizontal contour interval is one hundred feet (100') or more, a one-foot (1') vertical interval shall be shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify all areas of fill with a hatch pattern.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Watercourses, lakes, delineated wetlands, wooded areas, drain tile, rock outcrops, and other significant physical features shall be shown.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	For all ponds and wetlands label NWL and 100-Year HWL (Atlas 14).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed storm sewer system, including outlet control structures with details and FES elevations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum grades in pervious areas should be 2%. If 2% cannot be achieved, show intermediate proposed finish grade elevations which must be staked for final grading at 1% minimum. Show drainage arrows to depict flow direction.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two vehicle maintenance accesses for each ponding area with 20' easements, 10:1 maximum slope. If adjacent to a public roadway, one VMA is acceptable.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On urban plats, show proposed elevations at all lot corners and intermediate proposed elevations along all lot lines or any additional location as deemed necessary by the Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All proposed lots shall be shown in a table labeled "Lot by Lot Tabulation" containing Lot #, Block #, House Type, Top of Curb Elevation at Driveway, Garage Floor Elevation, Driveway Grade (%), Low Floor Elevation, Lookout Elevation, Lowest Opening Elevation, 100-Year HWL, Emergency Overflow Elevation, Seasonal High Water Level. If some of these do not apply put N/A in the table.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A temporary 16.5-foot wetland buffer shall be shown adjacent to delineated edge of all wetlands and normal water level of all storm water ponds.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show proposed location for mailbox clusters and identify in parenthesis the number of mail slots. Clusters shall be on one side of the street only and away from public utilities that are proposed on lot lines (hydrants, catch basins, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label Emergency Overflows for all low points in the street. Overflows between lots shall not be higher than 6 inches above the top of curb. If the street is being used as EOF, it shall be clearly labeled as such and water should be pooled no more than 6" above the top of curb at the low point in the roadway prior to having an overflow.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Need to identify Custom Grade (CG) lots where appropriate and label as such on all sheets where appropriate.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Include location and label of soil borings completed.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label all proposed street grades, low point and high point stations and elevations, vertical curve lengths. Add grades in critical areas and along curb lines and larger paved areas on commercial sites.

Comments: _____

PRELIMINARY UTILITY PLAN

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plan view of existing and proposed centerline grades of streets, storm sewers, drainage ditches and culverts; also sanitary sewers and water mains where required by the platting authority.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label rim and invert elevations for all structures. Label pipe and structure sizes, material, and grade.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Label NWL and HWL for all ponding areas. Add outline of HWL.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City sanitary sewer and water main shall be stubbed to all undeveloped parcels adjacent to plat within the MUSA boundary.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All water main shall be looped except for cul-de-sacs less than 250' if not practical.

Comments: _____

TREE PROTECTION PLAN

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Tree Protection Plan (can be on grading plan) shall be required showing all information as defined by the Tree Preservation Policy as adopted by the City Council.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In tree protection areas, are proposed grades unchanged (no cuts and fills) and no rapid grade changes, which may cause damage to saved trees and ultimately require removal instead of preservation?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are all the tree protection areas out of areas that would require removal, including critical easements and right of ways?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identify areas of custom grading for tree protection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a symbol denoting suitable tree protection, such as orange silt fence or tree protection fence shown around the tree protection areas?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the design incorporate Low Impact Development (LID) concepts?

Comments: _____

LANDSCAPE PLAN (IF REQUIRED)

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A landscaping plan showing proposed landscaping and/or screening from public roadways for double frontage lots, Planned Unit Developments, and urban lots that abut permanently rural areas, as required by City Code 11-3-1-F.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the Landscape Plan incorporate trees and shrubs from the list of recommended trees and shrubs in the City of Andover?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the species native and/or suitable for this region?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the plan incorporate a variety of species, taking diversity into consideration? Does the plan fit with existing landscaping?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the species suitable for tough, urban conditions?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the design allow for adequate spacing of plant material and are species placed in locations where they fit?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the Landscape Plan laid out in a way allowing easy maintenance?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the planting details per City specifications?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the plant material proposed to be planted outside of all easements, right of way, and site triangles?

Comments: _____

OTHER ITEMS

Approved	Denied/ Pending	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer to Andover Engineering Design Standards for additional requirements for utilities, streets, driveways and parking lots.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New plats and CSP's accessing or working within county right of way shall be submitted to the Anoka County Highway Department for review and permits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A sketch plan shall be required for all adjacent undeveloped land. Potential locations for future right-of-way and roadway extensions shall be provided.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland delineation reports shall be forwarded to the Coon Creek Watershed District or Rum River Watershed Management Organization for review. A copy of reports and approvals shall be submitted to the City for our files.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Submit LOMA/LOMR to FEMA if floodplain boundary is proposed to be revised.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upon completion of the first submittal review by the City, developers engineer shall submit draft preliminary plat and plans to private utility companies for their information and review. Once the City has approved the final plans, developer's engineer shall send a City approved stamped copy of the plans to each private utility company. Andover Engineering department can provide contact email addresses for private utility companies.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verify if a park is to be located within the plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Obtain the necessary permits from the DNR, US Army Corps of Engineers, Lower Rum River Watershed Management Organization (LRRWMO), Coon Creek Watershed District (CCWD), MPCA, MDH, Anoka County, and any other agency interested in the site. Copies of the permits need to be submitted to the City for our files.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide estimated quantities. Pay item descriptions shall be consistent with most current version of MnDOT TRNS*PORT list. Quantities shall be broken out into sections for: Sanitary Sewer, Water Main, Storm Sewer, and Streets.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verify with Building Department that proposed street names match City's street grid naming convention.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verify if a trail system is identified to be located within the plat.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When the final plat is approved and recorded at the County, a digital copy of the plat (.dwg file) shall be submitted to the City.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When the as-built grading plan is approved, a digital copy of the plan shall be submitted to the City. Must use Anoka County coordinates and Anoka County elevation datum.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upon project completion a utility as-built plan shall be provided identifying all constructed infrastructure with as-built elevations. A digital copy (dwg) shall also be provided of the completed utilities.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please review all City Codes for compliance.